

ATTACHMENT 1

FINDINGS - EXHIBIT A (revised April 15, 2014) SUB2013-00040 / COAL13-0098 SAMERJAN

Environmental Determination

- A. The project is covered by the general rule that CEQA applies to projects that have the potential for not causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment because the adjustment will reduce the potential development impacts on the environmental and sensitive resources. Therefore, the project is not subject to CEQA (State CEQA Guidelines sec. 15061 (b) (3), General Rule Exemption).

Lot Line Adjustment

- B. The proposed lot line adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the two existing parcel sizes do not meet the minimum parcel size standards for the Rural Lands land use category, and will remain so after the adjustment. Furthermore, the proposed lot line adjustment and defined building envelope will reduce development impacts on the environmental and sensitive resources. The adjustment will not result in the creation of any additional parcels and the proposed lot line adjustment does not create more development potential than what exists today under applicable County regulations. Staff has concluded that the proposed adjustment is equal to or better to the existing lot line situation and is also consistent with both state and local law.
- C. The proposal will have no adverse effect on adjoining properties, roadways, public improvement, or utilities.
- D. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.

Adjustment

- E. Land Use Ordinance Section 21.03.010(c) (3) requires the average depth of a parcel be no greater than three times the average width of a parcel. An adjustment to this is justified because topographic constraints and the parcel having an average slope above 30%.
- F. The proposed adjustment of the parcel and site design criteria is justified because ~~the proposed building envelope is the most feasible building location on Parcel 2, the building envelope will allow for the least amount of grading and site disturbance and is located close to the existing access road~~ the most feasible building location on Parcel 2 is located on the relatively flat area close to the existing access road and will allow for the least amount of grading and site disturbance. The required 75' setback from the creek and 25' from riparian drip line will ensure future development is sited with adequate distance from the riparian corridor. In addition, because of the large parcels sizes in the area (30 to 50 acre parcel sizes), the proposed adjustment will not affect the health or safety of persons residing or working nearby the property.
- G. The proposed adjustment of the parcel and site design criteria will not be materially detrimental to the public welfare or injurious to other property because the ~~proposed building envelope, most feasible building location~~ is located on a portion of the property

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that contains relatively flat building area, is adequate for a single family residence and the closest neighboring residence (outside the applicant's ownership) is approximately 800 feet away.